

Buy Real Estate Now

For Investment or Occupancy

NEW FACTORY FOR SALE

At Matawan, N. J., 35,000 sq. ft.
1 & 2 story. Hollow Tile. Six acres.
Turbo-Generator Boilers. R. R. Siding.

Also One

FOR GENERAL LIGHT MANUFACTURING

10 minutes from Broadway, at 66 York St.,
Jersey City. 31,400 square feet.
Sprinklered, Power Plant, Elevator, etc.
For sale or lease at a bargain.

Also One

FOR CHEMICAL MANUFACTURING, ETC.

Metropolitan & Flushing Aves., Brooklyn, N. Y.
29,000 sq. ft. Extra ground. Light on 4 sides.
For lease.

Sole Agent. Full Commission to Other Brokers.

OTHER FACTORIES FOR SALE OR TO LEASE

Any Size New Listings Solicited Anywhere



YOUR BUSINESS IN YOUR OWN BUILDING

Permanency of Location and Allowance for Growth Can Be Secured Only by Ownership

WE have several properties in the Wall Street district varying in size, in which possession of considerable space can be obtained on or before May 1, 1921.

Three Story Office Building, west of Broadway, containing 5,000 rentable square feet. This building was completely renovated this Spring, and as it stands today is one of the most attractive small office buildings downtown. Immediate possession can be given of the entire property.

Four Story Office Building, with 40-foot street frontage, excellent light, containing about 8,000 square feet. Alteration would make this a fine business home for a financial or export house or law firm. Immediate possession.

Fourteen Story Office Building—excellent location near Wall Street, containing over 56,000 rentable square feet, of which 23,000 will be available May 1, 1921, and ground floor banking space on May 1, 1922.

Twenty-five Story Well Known Office Building, in the heart of the financial district, containing over 135,000 square feet of rentable space. 70,000 feet will be available May 1, 1921, including handsome banking quarters and several of the upper floors with unusual light.

For complete information inquire of

Wm. A. White & Sons

Established 1868

46 Cedar Street

Tel. 5700 John

LONG ISLAND ACREAGE

MUST BE SACRIFICED AT 1/2 VALUE

8 GREAT SACRIFICE BARGAINS 8

Must be sold at once. Don't delay. Quick action necessary to obtain any of these parcels at rock bottom prices.

Flushing—On Broadway, 42 acres at less than one-half real value.
Babylon—208 acres at Station; trolley and R. R. frontage.
Brooklyn—66 acres at Station; long frontage on Merrick Road.
Schenectady—20 acres, 1,000 ft. water frontage.
Westhampton—160 acres "Woodland".
Good Ground—81 acres, farm, good buildings, orchard.
Easthampton—63 acres, water frontage.
Easthampton—23 acres, fronting Merrick Road, overlooking Ocean.

For Full Particulars,
HARVEY B. NEWINS, INC.,
522 Fifth Avenue, New York
Telephone 2962-2963-2964-2965 Vanderbilt

Dyckman Section

\$15,000 Cash

at Subway near Broadway

5 Story Walk-up
Perfect Condition

Rents over \$7,000
Price \$42,000

No Lease—Quick Action

Rents over \$10,000
Excellent Income

T.A. & J.J. Fogarty.

Telephone Fitzroy 1502 147-49 West 33d Street

Opportunities for Safe and Profitable Investment

About Throughout the City—

opportunities equal to, and in some cases better than those you will find elsewhere. New York Real Estate is now for sale on a basis that insures better return on the investment than has been enjoyed for many years.

NEW YORK Real Estate appears to be on the eve of another great upward movement—a logical, conservative advance, based upon unprecedented conditions of prosperity. Well located real estate never was better rented, and there never has been a better demand for rental space than there is to-day. Rentals, which have advanced considerably, are fixed for years to come, and in some instances may even be expected to advance still further. Conservative investors and experienced operators who have sensed the new conditions in the realty market have picked up bargains, but they have only scratched the surface.

WITH few exceptions, New York Real Estate is selling on a high income yield. Property values have not kept pace with rentals, and a decided advance in property values is to be expected. Such an advance will affect all of the better grades of real estate, for the demand for space has extended to nearly every part of the city. To-day there is almost a space famine in New York. In practically all sections of the city buildings are 100 per cent rented.

CONDITIONS are unprecedented. Many large concerns are without the accommodations their activ-

ities require and smaller tenants are finding the necessity of taking space in the older, less desirable structures—all at the highest rentals ever paid. Large manufacturers who require lofts and buildings are finding it almost impossible to secure satisfactory quarters, though they would pay the highest rentals for them. Such are conditions in this branch of the realty market that many manufacturers are seeking quarters in other nearby cities. Apartments are better rented and at higher prices than ever in the history of the city. Especial inducements await those who will modernize older properties in the more desirable districts and those who will erect suitable structures to meet the demand for space in certain localities.

IS NOT this the time to buy New York real estate? Here is ample opportunity for the exercise of discrimination by the real estate investor and operator.

SUCH are conditions in New York real estate now. What of the future? Come what may, New York City will continue to gain in population. Its increasing importance as the financial centre, the business centre, the commercial centre, of the country will be reflected in even more rapid growth than heretofore. New and greater demands will be made upon it for homes, offices, factories and salesrooms. What now seems to be a great city will have to be expanded enormously to meet new conditions.

STUDY the conditions as above expressed—

INVESTIGATE before buying—Then ACT

Unusual Investment

New 7-Story Building
Fireproof Steel Construction
Total Frontage on
Two Streets 205 Ft.

Lease to responsible corporation for
21 years with renewals at rental of 10
per cent net.

PRICE \$900,000

ASHFORTH & CO.,

501 FIFTH AVE.
Tel. Murray Hill 142.

Opportunity for Investor

Broadway Building

extending through to Mercer St.

Size 25 x 200

Price (on a quick deal) \$140,000
Mortgage \$90,000 5 1/2 %
Mortgage 20,000 6 %

Equity, \$30,000
Rent (term leases), 16,000
Rented to three tenants who operate
and pay all expenses except taxes and
fire insurance.

Expenses—Taxes \$1,934.40
Insurance 623.54
Allow for extras 242.00

Net income as if free and clear, \$13,200
Interest on mortgages, 6,150
Net income on investment of \$30,000, 7,050

Property located in subway block. Building in excellent condition and with ground probably could not be reproduced for less than \$275,000.

Quick Action Necessary if You Wish to Purchase this bargain.

Chas. F. Noyes Co.

92 William St.

Phone John 2000

FOR SALE

POSSESSION

BLOCK FRONT UNIVERSITY PLACE

Between 9th and 10th Sts. 6 story store & loft building, suitable for offices, all light, 65,000 square feet. Possession of about 20,000 sq. ft. at once; of entire building Feb., 1921.

106-8 LIBERTY STREET
Corner Church Street, running through to Cedar St. 5 story store and loft. Possession Feb., 1921.

518 BROADWAY
5 story store, sub-bas. and loft building. 4 lofts, about 2,500 square feet each. Possession February, 1921.

S. E. CORNER BEEKMAN AND PEARL STS.

7 story Office Building. 40x45, irregular. About 2,200 sq. ft. per floor. Possession May, 1921.

320-322 PEARL STREET
5 story loft building; electric elevator; lot 48x98, irregular. Possession May, 1921.

N. W. CORNER PARK PLACE AND GREENWICH STREET
5 story loft building, 42x56. Possession May, 1921.

25 EAST 4TH STREET
8 story fireproof loft building; 22x127.

Possession store, basement and first floor loft. Immediate possession.

233 MERCER ST.
5 story loft building, 25x100. Possession at once.

LEBERTAN CORPORATION
115 Broadway
Tel. 2133 Recker.

Factory or Warehouse

35,000 Sq. Ft.

RENT 40c Net per Square Foot
MIDTOWN DISTRICT
MANHATTAN.

CROSS & BROWN COMPANY

Ind. Dept.
18 East 41st St.

LEASE

for

21 years' net rental

Fireproof

9 Story Building

Plot 25x100

Upper Forties Off

Fifth Avenue

Possession of Store

Oct. 1st, 1920, Balance 1921

George L. O'Hare

449 5th Avenue. Tel. 5092 Vanderbilt.

\$125,000.00 Cash

Will Purchase 12-Story Office Building in

Grand Central Zone

23,000 Square Feet

Available May 1st, 1921.

Unusual Return on Investment

Harris, Vought & Co.,

Successors to Harris & Vaughan.

569 Fifth Ave.

Telephone Vanderbilt 81.

55 West 16th Street

30 x 92

10 story fire-proof loft building
sprinkler system

8 floors available February 1, 1921.

29-33 West 38th Street

64 x 98' 9"

16 story fire-proof office & loft bldg.

100% sprinkler system

3 passenger and 1 freight elevators

2/3 of all space expires February, 1921,
or February, 1922.

5 West 21st Street

25 x 100

5 story altered private house

with full store extension.

2 floors plate glass front.

Possession of entire building.

J. C. & M. G. Mayer

Tel. 8655 Murray Hill

347 Madison Ave.

Buildings of the Hoe Estate

Can be bought upon easy terms
showing a splendid investment return

683-5 Broadway

13-15 West 28th St.

N. W. Cor. 3d St.; 12-story commercial property fully rented.

Adjoining 5th Av.; 10-story commercial structure entirely leased.

153-5 East 32d Street

Through the block to East 33d St.; leased for 21 years, net basis tenants agreeing to make all improvements, etc.

47th St., Bet. 5 & 6 Aves.

5-story dwelling suitable for altering; shops, offices and apartments. Lot 21x100. Built 35 feet deep on 3 floors. Price \$125,000. With terms.

40th St., Bet. 5 & 6 Aves.

Opposite Bryant Park; plot 61x100; finest site for 12 to 15 story office building can be bought right with terms.

Corner Riverside Drive & 122d Street

Opposite Grant's Tomb

Plot 125x100 with 25x100 in rear on Claremont Ave. Can be bought for \$450,000. With terms.

On the plot are two handsome dwellings which can be rented at high figure until such time as one might want to improve.

FRED'K FOX & CO., INC.

Tel. Vanderbilt 540

14 West 40th St.

The Peter Stuyvesant

258 Riverside Drive, Corner 98th St.

This 13 Story Building, Wonderfully Constructed and Located, Is Now Offered to Tenant Owners Who Can Purchase

Apartment in suites of 6 and 7 rooms

AN INVESTMENT OF \$11,500 TO \$18,000

SHOULD PRACTICALLY ASSURE FREE RENT.

The price is low and rentals are low. Mortgages run for ten years. Only 25 per cent of the apartments are to be sold. The entire proposition has been thoroughly investigated and approved by Legal and Real Estate Experts as to the question of values, rents, tax exemptions, etc.

WOOD, DOLSON CO., Inc. HARRIS, VOUGHT & CO.

B'way Cor. 80th St.

569 Fifth Ave.

Tel. Schuyler 1100.

Tel. 31 Vanderbilt.



BARGAIN SALE

Hastings on Hudson

8 room, center hall, modern dwelling. Just off Broadway. Built 7 years ago when materials and workmanship were first class.

Asking price, \$18,000.

HARRY S. BEALE

CO., INC.

PHONE VANDERBILT 247

42-46 Cedar St.

Financial District

12-story modern office building; about 21,000 sq. ft.; May 1st, 1920.

48-50 West 56th St.

40x100

Unrestricted; possession Oct., 1920; rapidly developing for highest retail trade.

6-8 East 37th St.

Adjoining Tiffany

58x92.9; unrestricted 5-story building; stores and apartments. Ready converted for business occupancy.

Immediate Possession.

49 East 91st St.

19.9x100

3-story dwelling, off Madison Ave., 19 rooms, bath.

Immediate Possession.

FOOT AND MARTIN, Inc., Owners

7 East 42d St.

Full particulars secured through your broker.

FOR SALE

DOWNTOWN—EAST SIDE

GROUP OF BUILDINGS

FRONTING ON THREE STREETS

IMMEDIATE POSSESSION

NOW OCCUPIED WHOLESALE BAKERY

Capacity 1000 Barrels Weekly

Ample Storage and Delivery Equipment Space.

WALTER T. SCOTT

666 Bedford Ave., Brooklyn

Phone Williamsburg 3700.

LONG TERM LEASE

54th Street, just off Broadway, 3 dwellings, 3 story and basement, for remodeling. Stores in basements at present. Splendid location for automobile or accessory business.

HARRY S. BEALE

CO., INC.
505 FIFTH AVENUE. Phone: VANDERBILT 247

For OFFICE BUILDINGS in Financial District

For

LOFT BUILDINGS in all parts of the city

For

Apartment houses—private dwellings—large and small

Communicate with

Private Sales & Leasing Departments

OF

67 Liberty Street Cortlandt 744

For Sale at Reasonable Prices

Modern 4-Story

Dwellings

Near Central Park West

89TH ST., 20 ft. x 100 ft. 8 1/2 in.

81ST ST., 18 ft. x 100 ft. 8 1/2 in.

I. H. POLLACK

81 East 42d St., or Your Broker

FOR SALE OR LEASE

MODERN FACTORY

BRICK AND CONCRETE

PLOT 100x200.

100 per cent light. Fine labor market. splendid shipping facilities. Good Transportation. Five car lines within one block of building. Clear floor space, no posts in building.

IMMEDIATE POSSESSION.

ROBERT E. PATTERSON,

837 Manhattan Ave., Bklyn, N. Y.

Phone Greenpoint 3000.

7 Story Office Building

Containing 100,000 Sq. Ft.